



**Planning Commission Resolution No. 21-03**

**Recommending Approval of Proposed Amendments to the Comprehensive Plan  
Future Land Use Map and Zoning Map at 7500 Hardeson Road**

**WHEREAS, the Planning Commission finds the following:**


1. The City of Everett adopted its first Comprehensive Plan under the Washington State Growth Management Act in 1994 and conducted a comprehensive review and update of the Plan in 2015; and
2. The Growth Management Act, codified as RCW 36.70A, generally allows for comprehensive plans to be amended on an annual basis; and
3. The City of Everett initiated its annual comprehensive plan amendment process on June 1, 2021. A timely application was filed to amend the comprehensive plan land use designation from Industrial to Commercial Mixed Use and modify the zoning from Light Industrial 2 to Business on the southwest corner of 75th St. SW and Hardeson Road; and
4. The Planning Commission held a public hearing on the matter on October 5, 2021 at which time the Commission heard staff's presentation, public comments, and considered the proposed comprehensive plan map amendment and rezone; and
5. The proposal has been properly noticed and evaluated consistent with state law and city code; and
6. City staff reviewed the proposal under provisions of the State Environmental Policy Act, completed an environmental checklist, and issued a Determination of Non-Significance on August 3, 2021; and
7. Notice of the proposed amendments to the comprehensive plan was sent to the Washington State Department of Commerce on July 28, 2021 and a letter of receipt was received the same day; and
8. The public health, safety and welfare will be provided for by these map amendments; and
9. The proposed map amendments promote the best long-term interest of the Everett community by providing options for convenience retail, food and beverage establishments, and services to support the everyday needs of surrounding industrial employees at a major intersection, while limiting the reduction of land designated for industrial uses; and

10. The proposed map amendments were considered as part of the annual comprehensive plan docket including an analysis of potential cumulative impacts.

**NOW, THEREFORE, BE IT RESOLVED THAT:**

1. The Planning Commission recommends approval of the proposed Comprehensive Plan Land Use Map amendment for the 1.32 acre property at 7500 Hardeson Road from Industrial to Commercial Mixed Use as depicted in Exhibit A-1.
2. The Planning Commission recommends approval of the proposed Zoning Map amendment for the property located at 7500 Hardeson Road from Light Industrial 2 to Business as shown in Exhibit A-2.

  
\_\_\_\_\_  
Planning Commission Chair

  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Planning Commission Secretary

**For:** Commissioner Adkins, Commissioner Finch, Commissioner McGinn, Commissioner Lavra, Commissioner Zelinski, Commissioner Holland, and Chair Yanasak.

**Against:** None

**Absent:** Commissioner Beck and Commissioner Lark

**Abstain:** None

7500 Hardeson Rd  
Proposed Comprehensive Plan Amendment

Exhibit A-1



From: Industrial  
To: Commercial Mixed — Use



7500 Hardeson Rd  
Proposed Zoning Amendment

Exhibit A-2



 From: Light Industrial 2 (LI2)  
To: **Business (B)**





## EXHIBIT A-3

### Comparison of uses allowed in B and LI zones (only nonresidential uses with differences shown)

USE	B	LI1 LI2	Notes
Alcohol production, micro—e.g., microbrewery, microdistillery, microwinery	P	P <sup>2</sup>	<sup>2</sup> See Industrial Uses. Alcohol production is allowed as a primary use without the requirement to include a restaurant, retail, or tasting room.
Automobile, light truck or RV sales or rental	P <sup>5</sup>	P <sup>7</sup>	<sup>5</sup> In the B zone, permitted only on Broadway, Evergreen Way, Rucker Avenue, and on Everett Mall Way with the following condition: On Everett Mall Way, minimum lot area for vehicle sales and related/supportive uses is two and one-half acres. <sup>7</sup> Not permitted in the LI1 zone, and in the LI2 zone, only automobile rental is permitted on Airport Road where the minimum lot area for vehicle rental and related/supportive uses is one and one-half acres.
Heavy truck and equipment sales		P	
Automobile dismantling/recycling		P <sup>9</sup>	<sup>9</sup> Permitted only in the LI1 and HI zones when completely contained within an enclosed building.
Impound, storage yard, tow yard		P <sup>10</sup>	<sup>10</sup> Impound, storage and tow yards shall comply with landscaping and screening requirements of Chapter <a href="#">19.39</a> EMC.
Entertainment and recreation—enclosed in building (e.g., theater, fitness facility)	P	P <sup>12</sup>	<sup>12</sup> In Metro Everett on TOD or pedestrian streets...
Entertainment and recreation—not enclosed (e.g., amusement, outdoor arena)	P	A	
Food or beverage establishment	P <sup>14</sup>	P <sup>14</sup> <sup>15</sup>	<sup>14</sup> Taverns, nightclubs and restaurants with live, amplified entertainment shall be set back a minimum of one hundred feet from any residential zone. <sup>15</sup> Allowed as an accessory use only.
Offices—excluding clinics, social or human service facility, community services	P	P <sup>15</sup>	<sup>15</sup> Allowed as an accessory use only.
Offices—clinics, social or human service facility, community services	P	A <sup>17</sup>	<sup>17</sup> In Metro Everett on TOD or pedestrian streets...
Retail sales and service	P <sup>19</sup>	P <sup>19</sup> <sup>20</sup>	<sup>19</sup> On TOD or pedestrian streets... <sup>20</sup> Permitted as an accessory use for those products produced on premises; up to but no more than seventy-five percent of goods sold may be produced off site and by other producers.
Freight terminal		P <sup>1</sup>	<sup>1</sup> TOD or pedestrian streets: prohibited use.
Heavy industrial, manufacturing, processing, fabrication or assembly			<sup>2</sup> The following facilities are subject to a conditional use permit: a) batch plant; b) blast furnace; c) drop forge; and d) power generation plant.

USE	B	LII LI2	Notes
Heliport		C	
Light industrial, manufacturing, or assembly		P3	Alcohol production and coffee roasters: see EMC <a href="#">19.13.070</a> . <sup>3</sup> TOD or pedestrian streets: prohibited use on the ground floor.
Marine terminal			
Railyard		C	
Storage yard		A1 4	<sup>1</sup> TOD or pedestrian streets: prohibited use. <sup>4</sup> Any composting and recycling facilities over one acre in size is subject to a conditional use permit.
Warehouse or distribution centers		P3	<sup>3</sup> TOD or pedestrian streets: prohibited use on the ground floor.
Cemetery	A		
Government, administrative and service	P	A	
Hospitals	P	C	See EMC <a href="#">19.13.120</a> for hospitals.
Parks, fire stations	P	P	Permitted use if park master plan or capital facility plan approved by Everett city council, otherwise an administrative use.
Religious facility and places of worship	P4	C1	See EMC <a href="#">19.13.080</a> for churches, religious facilities and places of worship. <sup>1</sup> In Metro Everett on TOD or pedestrian streets: prohibited use on the ground floor. <sup>4</sup> TOD or pedestrian streets: prohibited use on the ground floor.
Schools (public and private)—institutions of higher education	P	A	
Schools (public and private)—elementary, middle and high schools	P	A	
Solid waste transfer station		C5	<sup>5</sup> TOD or pedestrian streets: prohibited use.
Solid waste—hazardous waste treatment and storage		A5 6	<sup>5</sup> TOD or pedestrian streets: prohibited use. <sup>6</sup> Any hazardous waste treatment and storage facility over one acre in size is subject to a conditional use permit.
Transit station—where routes converge for transfers with more than one shelter	P	A	